

**NO TRANSFER
TAX PAID**

WARRANTY DEED

Statutory Short Form

032414

58-36
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I, **Dale A. Huard** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Dale A. Huard and Heidi J. L. Huard**, of 13 Donald Street, Waterville, Maine 04901, as Joint Tenants, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot 23 and the east half of Lot 22 as shown on Green & Wilson's Plan of College Avenue Heights dated August 1921 and bounded and described as follows:

Beginning in the northerly line of Donald Street about 350 feet westerly from the westerly line of College Avenue, and running thence westerly on Donald Street 75 feet; thence northerly at right angles to Donald Street 100 feet; thence easterly parallel with Donald Street 75 feet; thence southerly 100 feet to the point of beginning.

This conveyance is made upon condition and with the restriction that no building or part of a building except piazzas, porticos and stairs shall be built or allowed to stand within twenty (20) feet of the north line of Donald Street and that no house costing less than three thousand and 00/100 dollars (\$3,000.00) shall be built upon this lot.

Being the same premises conveyed to Dale A. Huard by Warranty Deed from Jonathan D. Allen and Joanne L. Allen dated April 23, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3143 Page 45.

This conveyance is subject, however, to an existing mortgage from Dale A. Huard to Kennebec Federal Savings and Loan Association dated June 1, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5636 Page 32 to secure payment of \$49,500.00, which mortgage debt the grantee herein assumes and agrees to pay.

Kennebec Federal Savings and Loan Association joins in this conveyance to consent to this transfer and waives its rights to accelerate payment as provided in Paragraph 17 of the above described mortgage recorded at Book 5636 Page 32. This consent and waiver

applies to this transfer only and the rights of Kennebec Federal Savings and Loan Association under Paragraph 17 of said mortgage shall apply to future transfers.

58-36

WITNESS my hand and seal this 28th day of July, 1998.

Signed, Sealed and Delivered
in the presence of:

Patricia Westman Dale A. Huard
Dale A. Huard

KENNEBEC FEDERAL SAVINGS AND
LOAN ASSOCIATION

By Allan Rancourt
Allan Rancourt, Its President

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 28, 1998

Then personally appeared the above named Dale A. Huard and acknowledged the foregoing instrument to be his free act and deed.



Before me,
PAMELA L. WESTMAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 9, 2003

Pamela L. Westman
Notary Public
Print
Name: _____

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 30, 1998

Then personally appeared the above named Allan Rancourt, President of Kennebec Federal Savings and Loan Association as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said bank.



Before me,

RECEIVED KENNEBEC SS.
1998 NOV 10 AM 9:00

ATTEST: Theresa B. Mann
REGISTER OF DEEDS

René M. Turner
Notary Public **RENE M TURNER**
Print
Name: _____
RENE M. TURNER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 9, 2003